

Before the Board of Zoning Adjustment, D. C.

Application No. 12221 of Wallace A. and Elinor Mills, pursuant to Sub-section 8207.11 of the Zoning Regulations for a variance under Section 7205.21 for an accessory open parking space within ten feet of a dwelling due to converting the garage into a room within the dwelling at 3920 Military Road, N.W., Lot 30, Square 1151.

HEARING DATE: October 20, 1976

DECISION DATE: October 20, 1976 (Bench Decision)

FINDINGS OF FACT:

1. The property is located in an R-1-B District.
2. The applicant proposes to locate a parking space in the side yard of an existing dwelling.
3. The original garage has been converted into a recreation room as a part of the house, because it was too small for use as a garage.
4. There is a growth of foliage approximately twenty feet in height buffering the adjacent property along the proposed area.
5. The lot has a hill of twelve to fourteen feet in the rear of the property making it impossible for rear yard parking.
6. There was no opposition registered at the public hearing of this application.

CONCLUSIONS OF LAW:

The Board concludes that this is an area variance, the granting of which requires the showing of a practical difficulty. The Board concludes that such a practical difficulty exists due to the sharp hill in the rear of the property. The Board is of the opinion that there would be no adverse neighborhood impact. It is therefore ORDERED that the application be GRANTED.

VOTE:

3-0 (Walter B. Lewis, William F. McIntosh, and William S. Harps to grant, Lilla Burt Cummings, Esq. and Leonard L. McCants, Esq. abstaining not having heard case)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
ARTHUR B. HATTON  
Executive Secretary

FINAL DATE OF ORDER: December 1, 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.